



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW

### MINUTES

**Monday, July 25, 2011**      **630 Garden Street: David Gebhard Public Meeting Room**      **3:00 P.M.**

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**BOARD MEMBERS:**      CHRISTOPHER MANSON-HING, Chair  
                                 DAWN SHERRY, Vice-Chair  
                                 CLAY AURELL  
                                 CHRISTOPHER GILLILAND  
                                 GARY MOSEL  
                                 KEITH RIVERA  
                                 PAUL ZINK

**CITY COUNCIL LIAISON:**      DALE FRANCISCO      GRANT HOUSE (ALTERNATE)

**PLANNING COMMISSION LIAISON:**      BRUCE BARTLETT      STELLA LARSON (ALTERNATE)

**STAFF:**      JAIME LIMÓN, Design Review Supervisor  
                         TONY BOUGHMAN, Planning Technician  
                         GLORIA SHAFER, Commission Secretary

**Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)**

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### **CALL TO ORDER.**

The Full Board meeting was called to order at 3:00 p.m. by Chair Manson-Hing.

### **ATTENDANCE:**

Members present:      Aurell, Gilliland, Manson-Hing, Rivera, Sherry (in at 3:13), Zink

Members absent:      Mosel

Staff present:      Boughman, Limon (present 4:18 to 4:27), Shafer

### **GENERAL BUSINESS:**

A.      Public Comment: No public comment.

B.      Approval of the minutes of the Architectural Board of Review meeting of July 11, 2011.

Motion:      Approval of the minutes of the Architectural Board of Review meeting of July 11, 2011 as amended.

Action:      Rivera/Zink, 3/0/2. Motion carried. (Aurell and Manson-Hing abstained. Mosel and Sherry absent)

C.      Consent Calendar.

Motion:      Ratify the Consent Calendar of July 18, 2011. The Consent Calendar was reviewed by Chris Gilliland.

Action:      Aurell/Rivera, 5/0/0. Motion carried. (Mosel and Sherry absent)

Motion: Ratify the Consent Calendar of July 25, 2011. The Consent Calendar was reviewed by Clay Aurell with landscaping reviewed by Chris Gilliland.

Action: Rivera/Aurell, 5/0/0. Motion carried. (Mosel and Sherry absent)

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

1. Mr. Boughman made the following announcements:

- a) Item #2, 1812 San Pasqual Street, is postponed two weeks at the applicant's request.
- b) Mr. Mosel will be absent from today's meeting, and Ms. Sherry will arrive by 3:15.

2. Mr. Gilliland announced that he will be absent from the August 8 Full Board and the August 15 Consent meetings.

E. Subcommittee Reports.

Mr. Gilliland reported that the Highway 101 DRT will meet on Thursday, July 28, 2011.

**PROJECT DESIGN REVIEW**

**1. 1032 E MASON ST**

**R-2 Zone**

**(3:10)**

Assessor's Parcel Number: 017-133-005

Application Number: MST2009-00332

Owner: Second Baptist Church of Santa Barbara

Architect: D.W. Reeves & Associates AIA

(The proposed project includes a new two-story, six-unit affordable senior apartment building in the existing Second Baptist Church parking lot. Each new unit would have one-bedroom and 540 square feet of floor area. The lot is currently developed with a 2,265 square foot church and an existing two-story 2,319 square foot residential duplex. The project includes converting the 1,599 square foot ground-floor duplex unit to church use. The existing 720 square foot second-floor "care taker's unit" would remain. The seven resulting rental dwelling units would be price restricted for low-income seniors. The project would result in 3,864 square feet of non-residential use and 3,960 square feet of residential use on the 24,872 square foot lot. Twenty (20) automobile parking spaces and four bicycle spaces would be provided. State Density Bonus concessions and incentives were requested to allow a six-unit building in the R-2 Zone, outdoor living space consistent with the R-3/R-4 Zone requirements, and parking in the front setback.)

**(Project requires compliance with Planning Commission Resolution No. 019-10. Project was last reviewed on August 9, 2010.)**

Actual time: 3:05

Present: Jason Grant and Doug Reeves, Architects.

Public comment was opened at 3:19 p.m. As no one wished to speak, public comment was closed.

Public comment reopened at 3:29.

Reverend Wallace Shepherd, Second Baptist Church, clarified that the Planning Commission Resolution requires that the pepper tree is to remain, however the two palm trees are optional. Plans are to remove the palms due to fire hazard and one specimen tree will replace them.

Public comment was closed.

**Motion: Project Design Approval and continued indefinitely to the Consent Calendar with the following comments:**

- 1) Provide architectural, planting, and irrigation details.
- 2) Study relocating the two trees at the north and southeast sides of the Fellowship hall.
- 3) Study a landscape separation between the ADA walkway and the driveway.
- 4) Study relocating the column to the south side of the ADA walkway.
- 5) The Pepper tree is to remain; call out a new specimen tree along Voluntario Street.
- 6) Show the proposed parkway planting, lawn is not allowed.
- 7) Study providing areas for residents to enjoy gardening.
- 8) Comply with all Planning Commission comments in Resolution No. 019-10.
- 9) Correct the orientation labels on elevation sheet A9.
- 10) Comments 1.f, 4, and 5 from the minutes of August 9, 2010 were carried forward:
  - 1.f. The project's design provides an appropriate amount of open space and further landscaping details will be provided with the proposed common outdoor living area.
  4. Provide a landscape and hardscape plan for the entire site prepared by a licensed landscape architect. Find opportunities for plantings on the front elevation along Mason Street.
  5. The Street Tree Committee should review the removal of the Pepper tree, and make recommendations for replanting.

Action: Gilliland/Aurell, 6/0/0. Motion carried. (Mosel absent)

**CONCEPT REVIEW - CONTINUED ITEM**

**2. 1812 SAN PASCUAL ST**

**R-3 Zone**

**(3:40)**

Assessor's Parcel Number: 043-163-011  
Application Number: MST2010-00097  
Owner: Michael Szymanski  
Architect: Yuzon & Associates  
Applicant: Ubaldo Diaz

(Revised proposal returning to the original proposed four residential units. The project would demolish the existing single-family residence at the rear of the property, and construct a two-story 2,138 square foot duplex and a detached four-car carport and two uncovered parking spaces. The existing one-story duplex and two uncovered parking spaces will remain at the front of the 11,580 square foot lot. The proposal will address violations under enforcement case ENF2005-00016.)

**(Fourth Concept Review. Project is revised to have two new residential units rather than three as reviewed at last meeting on April 4, 2011.)**

Postponed two weeks at the applicant's request.

The Board recessed from 3:36 p.m. and reconvened at 3:55 p.m.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. END OF MESA LN****ROW Zone****(4:10)**

Assessor's Parcel Number: 000-000-0RW  
Application Number: MST2011-00280  
Owner: City of Santa Barbara

(Proposal to replace the lower portion of the existing beach access stairs located at the end of Mesa Lane. The project would replace the existing lowest landing and bottom flight of stairs to the beach. Planning Commission review of a Coastal Development Permit is requested.)

**(Comments only; project requires environmental assessment and Planning Commission review of a Coastal Development Permit.)**

Actual time: 3:55

Present: Jan Hubbell, Project Manager, Parks and Recreation; Abu Syed Israil, Bengal Engineering; Jill Zachary, Assistant Parks & Recreation Director.

Ms. Hubbell provided the staff presentation and responded to questions and comments from the Board.

Public comment was opened at 4:05 p.m.

Susan Trescher: suggested revising the drawings to show the easement to the west of the project similar to the easement to the east.

A letter from Russell Ruiz addressing concerns of construction staging, timing of steps closure, and needed maintenance was acknowledged.

Public comment was closed at 4:09 p.m.

**Motion: Continued indefinitely to the Planning Commission and return to the Full Board with the following comments:**

- 1) Overall the design is acceptable.
- 2) Provide sections through the guardrail/handrail assembly and show lower rail extension.
- 3) Provide details of visual warning strips at the stairs.
- 4) Study construction staging to minimize vehicle trips on the beach.

Action: Rivera/Sherry, 6/0/0. Motion carried. (Mosel absent)

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 1085 COAST VILLAGE RD****C-1/SD-3 Zone**

(4:40)      Application Number:      MST2010-00026  
                 APN:                              009-281-003  
                 Owner:                          Bob and Linda Uellner  
                 Architect:                       Kevin Dumain, DesignARC

(Proposal for extensive exterior alterations to the existing service station including converting an existing lube bay and snack shop to a food mart and constructing a new car wash structure. The project includes demolition of 339 square feet of the existing 2,317 s.f. building on the south side to allow the addition of the car wash structure, the addition of 599 square feet of retail space on the north side for a total of 2,577 square feet of retail use. The unenclosed car wash "tunnel" structure is 1,667 square feet for a total combined development of 4,244 square feet on the 24,983 square foot site. A 510 square foot trellis will be located on the west side of the lot for car detailing. An existing driveway on Coast Village Road will be relocated further west. The existing gas pumps will remain. Planning Commission review is requested for an amendment to the Conditional Use Permit, a Coastal Development Permit, a zoning modification to allow an automated pay kiosk in the required front setback along Coast Village Circle, and a zoning modification to provide fewer than the required number of parking spaces. (Comments only; project requires environmental assessment and Planning Commission review of an amendment to the Conditional Use Permit, a Coastal Development Permit, a modification for a front setback encroachment, and a modification for the number of parking spaces.)

Actual time:    4:27

Present:           Kevin Dumain, Architect; Erin Carroll, Landscape Architect.

Public comment was opened at 4:43 p.m. As no one wished to speak, public comment was closed.

**Motion:           Continued indefinitely to the Full Board with the following comments:**

- 1) The site planning and revisions to parking entries from the street are acceptable.
- 2) Provide as much landscape as possible. Screen the propane tanks.
- 3) Provide photographs from the Highway 101 and off ramp and from across Highway 101 toward the site. Provide aerial photographs of the site.
- 4) Study the architecture and massing as they relate to each other and to the canopy for a cohesive style.
- 5) The requested zoning modifications are acceptable and pose no negative aesthetic impact. The additional parking is a benefit to the project.
- 6) Study the feasibility of moving the jacaranda tree at the relocated driveway.
- 7) Provide a landscape plan with low water use requirements.

Action:           Aurell/Sherry, 5/0/0. Motion carried. (Rivera stepped down. Mosel absent)

The meeting adjourned at 5:13 p.m.

**CONSENT CALENDAR (1:00)****ATTENDANCE**

Representative present: Aurell and Gilliland

Staff present: Boughman

**ABR - FINAL REVIEW****A. 215 PESETAS LN****C-2/SD-2 Zone**

Assessor's Parcel Number: 057-203-003

Application Number: MST2011-00166

Owner: Sansum-Santa Barbara Medical Foundation

Architect: Darci Hernandez

Agent: Trish Allen

(Proposal to demolish and remodel the first-floor entry canopy, vestibule, lobby and lab. The project includes a 250 square foot addition to the lobby and 6,444 square feet of remodel on the first floor of the existing building at the entry, lobby, reception, and lab. A temporary office lab trailer would be located on site to maintain operations during construction. The existing 376 square foot MRI trailer will be reviewed as a separate project at a later date.)

Final approval of the architecture and continued one week for landscaping with conditions: 1) Only downward cast exterior lighting is acceptable. 2) All exterior canopy beam connections shall be field-welded with no exposed bolting. 3) The truncated domes shall be terra cotta color rather than yellow. 4) Clarify irrigation plans, include the number of valves and calculations, and more irrigation legend detail. 5) Reduce the number of valves to a maximum of three valves. 6) Show backflow device and screening. 7) Remove controller detail. Omit other details that do not apply. 8) Specify the hardscape on the landscape plans. 9) Add planting notes and irrigation specification notes. 10) The plan is overplanted. Eliminate the ground cover, and add taller, woody, long lived, less herbaceous plants. 11) Reduce planting sizes to one-gallon. 12) Match the planting at the south side of building front to that across the sidewalk.

**ABR - NEW ITEM****B. 2930 CLIFF DR**

Assessor's Parcel Number: 047-091-0RW

Application Number: MST2011-00293

Applicant: T Mobile Wireless

(Proposal to alter an existing T-Mobile wireless telecommunications facility. The project includes replacement of both antennas and addition of two cabinets mounted on the existing power pole in the Coastal Zone.)

**(Action may be taken if sufficient information is provided.)**

Postponed one week at the applicant's request.